

018.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

836,500 /

836,500

USE VALUE:

836,500 /

836,500

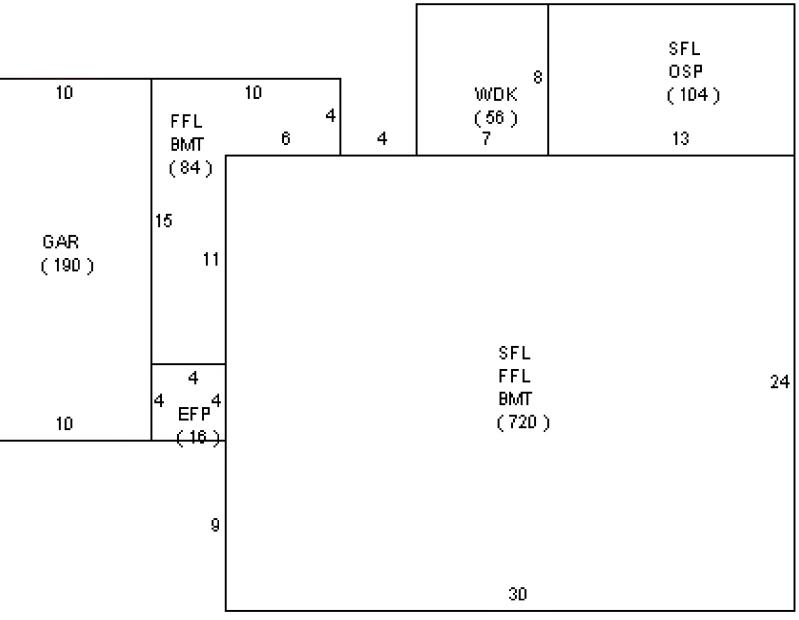
ASSESSED:

836,500 /

836,500

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City							Legal Description		User Acct																				
47		ELIOT RD, ARLINGTON																													
OWNERSHIP																															
Owner 1: PITTS PRISCILLA M																															
Owner 2:																															
Owner 3:																															
Street 1: 47 ELIOT RD																															
Street 2:																															
Twn/City: ARLINGTON																															
StProv: MA	Cntry:		Own Occ: Y																												
Postal: 02474		Type:																													
PREVIOUS OWNER																															
Owner 1:																															
Owner 2:																															
Street 1:																															
Twn/City:																															
StProv:	Cntry:																														
Postal:																															
NARRATIVE DESCRIPTION																															
This parcel contains 7,060 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 2151 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.																															
OTHER ASSESSMENTS																															
Code	Descrip/No	Amount	Com. Int																												
PROPERTY FACTORS																															
Item	Code	Description	%	Item	Code	Description																									
Z	R1	SINGLE FA	100	water																											
o				Sewer																											
n				Electri																											
Census:				Exempt																											
Flood Haz:																															
D				Topo	1	Level																									
s				Street																											
t				Gas:																											
LAND SECTION (First 7 lines only)																															
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes				
101	One Family		7060		Sq. Ft.	Site		0	85.	0.89	2									537,029						537,000					
BUILDING PERMITS																								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment						Date	Result	By	Name														
2/3/2018	791-101							No	No		N			2/3/2018	Inspected	BS	Barbara S														
11/8/2017														11/8/2017	MEAS&NOTICE	BS	Barbara S														
5/6/2009														5/6/2009	Meas/Inspect	372	PATRIOT														
10/12/1999														10/12/1999	Mailer Sent																
10/12/1999														10/12/1999	Measured	243	PATRIOT														
10/1/1981														10/1/1981		MM	Mary M														
Sign: VERIFICATION OF VISIT NOT DATA																															
Total AC/HA: 0.16208	Total SF/SM: 7060	Parcel LUC: 101	One Family	Prime NB Desc: KEL/MANOR	Total: 537,029	Spl Credit	Total: 537,000	apro	2021																						
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.														Database: AssessPro - FY2021																	
Patriot Properties Inc.																															

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Average			pdas bsmt sink.									
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 3	- Aluminum			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Fair												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: WHITE				A Kits:	Rating:												
View / Desir: k	- Kelwyn Manor			Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1938	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	6	3					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	- Typical			Special:		%		Kitchen:									
Prim Floors: 4	- Carpet			Override:		%		Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.29496312				General:									
Electric: 3	- Typical			Const Adj.: 0.99989998				Totals		1	6	3					
Insulation: 2	- Typical			Adj \$ / SQ: 161.854													
Int vs Ext: S				Other Features: 76800													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 406941													
% Com Wall		% Sprinkled:		Depreciation: 107432				Juris. Factor:		Before Depr:	161.85						
				Deprecated Total: 299509				Special Features: 0		Val/Su Net:	107.04						
								Final Total: 299500		Val/Su SzAd:	183.97						
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:		Year:											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X10	A	AV	1980	0.00	T	31.2	101					
PARCEL ID				018-0-0003-0005.0													
More: N				Total Yard Items:				Total Special Features:				Total:					
 <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units: 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMs: 6 BRs: 3 Baths: 1 HB 1</p> <p>10 FFL BMT (84)</p> <p>19 GAR (190) 11</p> <p>10 4 4 EFP 4 (-16)</p> <p>9 30</p> <p>SFL FFL BMT (720)</p> <p>24</p>																	